

# CITY OF ARMADALE

## **A G E N D A**

**OF CITY STRATEGY COMMITTEE TO BE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 13  
JULY 2004, AT 7.00 PM.**

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**Meal to be served at 6.15 pm**

**PRESENT:**

**APOLOGIES:**

Cr J H Munn JP CMC

Leave of absence

**OBSERVERS:**

**IN ATTENDANCE:**

## **DISCLAIMER**

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read by the Chairman.

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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## **DEPUTATION**

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Nil

## **CONFIRMATION OF MINUTES**

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### **RESOLVED**

**Minutes of the City Strategy Committee Meeting held on 15 June 2004, be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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### INFORMATION BULLETIN – ISSUE NO.13/2004

The following items were included for information in the “City Strategy section”

- Progress Report on the Replacement of IT Core Systems Project
- Progress Report on Contingency, Operational and Strategic Projects
- Report on Outstanding Matters

*If any of the items listed above requires clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*

# I N D E X

## CITY STRATEGY COMMITTEE

13 JULY 2004

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***WARD SYSTEM REVIEW – ALLOCATION OF CONTINUING COUNCILLORS***

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WARD All  
FILE REF: BND/3  
DATE 8 July 2004  
REF AWD  
RESPONSIBLE Executive Director  
MANAGER Corporate Services

**In Brief:**

- Report presents the results of the community consultation process in regard to Council's intention to allocate continuing councillors to new wards.
- Report recommends continuing councillors be allocated to new wards.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

To foster an effective professional environment for the governance and administration of the City.

**Legislation Implications**

Local Government Advisory Board Policy applies

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

Significant additional costs would be incurred at the next Ordinary Elections if allocation of continuing Councillors to the new wards is not approved.

**Consultation**

Members of the public, through advertising in the local community newspapers.

**BACKGROUND**

Council has reviewed its ward boundaries and Councillor representation and resolved, at its meeting on 21 June 2004 (CS28/6/04), to retain a seven (7) ward system with two (2) Councillors representing each ward. It was also resolved (part b. of CS28/6/04) as follows:-

- b. i. *advise the Board that it does not wish to declare all offices of councillor vacant as a result of this review; and*

- ii. *consult with continuing Councillors and the community regarding the proposed allocation of Councillors to new wards as follows:*

<i>Continuing Councillors</i>	<i>Former Ward</i>	<i>Allocated New Ward</i>
<i>Cr Tizard</i>	<i>Armadale</i>	<i>Neerigen</i>
<i>Cr Cominelli</i>	<i>Forrest</i>	<i>Lake</i>
<i>Cr Zelones</i>	<i>Kelmscott</i>	<i>River</i>
<i>Cr Hart</i>	<i>Roleystone</i>	<i>Jarrah</i>
<i>Cr Wallace</i>	<i>Seville</i>	<i>Palomino</i>
<i>Cr Munn</i>	<i>West Armadale</i>	<i>Minnawarra</i>
<i>Cr Reynolds</i>	<i>Westfield</i>	<i>Heron</i>

- iii. *consider the results of the consultative process in b(ii) above at the July City Strategy Committee meeting.*

In respect to b.(ii) above, the requirement to consult with continuing Councillors is considered to have been satisfied through the effected members being involved / informed through the normal Committee and Council Meeting processes. Regarding the community consultation process, notices inviting submissions from the public were placed in the 24 June 2004 edition of the Examiner and 29 June 2004 edition of the Comment News (**refer to Attachment A-1** to this Agenda). In satisfaction of section 1.7 (b) and (c) of the Local Government Act 1995 (giving local public notice), notices were also placed on the Public Notice boards of the City's three (3) libraries and Administration Centre. The period for public submissions (14 days) opened on 24 June and closed on Thursday 8 July 2004 at 4.45 pm.

## **PUBLIC SUBMISSIONS**

One public submission was received at the time of publishing this report (12 noon, Thursday 8 July 2004) from the West Armadale Progress Association Inc supporting the retention of Cr Munn as the ward member for the new ward "Minnawarra" and for retaining the 7 ward system. Should any submissions be subsequently received, they will be tabled with an accompanying commentary at the City Strategy Committee Meeting on Tuesday 13 July 2004.

## **COMMENT**

On the basis of the submission received and Council's prior position on the matter, it is appropriate that Council now proceed without amendment to recommend the allocation of Councillors as determined at the Council Meeting on 21 June 2004.

**RECOMMEND**

**That Council –**

- a) **advise the Local Government Advisory Board that it does not wish to declare all offices of councillor vacant as a result of this review; and**
- b) **recommended to the Local Government Advisory Board that continuing Councillors be allocated to new wards as follows:-**

<b>Continuing Councillors</b>	<b>Former Ward</b>	<b>Allocated New Ward</b>
<b>Cr Tizard</b>	<b>Armadale</b>	<b>Neerigen</b>
<b>Cr Cominelli</b>	<b>Forrest</b>	<b>Lake</b>
<b>Cr Zelones</b>	<b>Kelmscott</b>	<b>River</b>
<b>Cr Hart</b>	<b>Roleystone</b>	<b>Jarrah</b>
<b>Cr Wallace</b>	<b>Seville</b>	<b>Palomino</b>
<b>Cr Munn</b>	<b>West Armadale</b>	<b>Minnawarra</b>
<b>Cr Reynolds</b>	<b>Westfield</b>	<b>Heron</b>

*Moved Cr \_\_\_\_\_*  
Motion Carried/Lost (...)

***ARMADALE GOLF COURSE***

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WARD All  
FILE REF: A181612  
DATE 8 June 2004  
REF PGQ  
RESPONSIBLE Executive Director  
MANAGER Community Services

**In Brief:**

- This report identifies the need for replacement of the greens and repairs to the kiosk building at Armadale Golf Course, and puts forward a proposal that will allow Council to keep the course operational until the proposed new golf course is constructed.
- It also addresses recently discovered anomaly of non-complying ceiling material in the clubhouse.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Relates to Council's aim to maintain and upgrade physical infrastructure for the economic and physical well being of the local community.

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

The proposal has financial implications for Council's 2004/05 budget (potentially \$10,600), and requires a total commitment of \$34,700 over the next five years.

**Consultation**

- PITAC Pty. Ltd.
- Technical Services Staff

**BACKGROUND**

Council Resolved (C188/01) in November 2001 to enter into a Lease Agreement with PITAC Pty. Ltd. to manage and maintain the Armadale Golf Course on Forrest Road, Armadale. The previous lease with PITAC had expired in October 2001 and given the uncertainty regarding the timing of the proposed new Golf Course, Council decided to negotiate a new lease with PITAC by private treaty. This proposal was duly advertised in accordance with the provisions of the Local Government Act 1995.

The basic terms and conditions agreed to by Council at the time were as follows:

- 5-year term with a clause that allowed early termination should the proposed new golf course be developed within the lease period.
- \$10,000 annual rental. Council agreed to reduce the lease fee to \$5,000 until such time as the lease had been prepared and signed.
- Council to upgrade the reticulation system and pay the cost of replacement parts to maintain the system. The lessee to install any replacement parts and, in conjunction with Council, develops a program to properly maintain the reticulation system.
- The lessee to be responsible for all other maintenance of the course and kiosk building.
- The lessee to pay for insurance costs i.e. public liability, building and contents.

A draft lease agreement was subsequently prepared and has been the subject of ongoing negotiations with PITAC since that time.

In June 2003 Council considered a further report on the proposed lease and Resolved (C92/6/03) as follows:

1. *That Council, pursuant to Section 6.47 of the Local Government Act 1995, agree to waive the rates on the Armadale Golf Course for the term of the lease.*
2. *That Council agree to the Armadale Golf Club Clubhouse being annexed from the lease.*
3. *That Council refer the matter of tenure and implementation of appropriate management controls for the Armadale Golf Club Clubhouse to the Community Services Directorate for consideration and report back to the Community Services Committee.*

Although there is agreement on the majority of clauses contained in the lease, the main reasons why the lease is yet to be signed are:

- PITAC does not accept Council's reticulation maintenance program and considers it to be overly onerous.
- The condition of the greens has deteriorated to the point that the majority of the greens now need replacement.
- The kiosk building, which forms part of the leased area, requires repairs to the value of approximately \$11,500 to bring it up to an acceptable standard.

Given the uncertainty in terms of the timing of the proposed new golf course, PITAC has not been willing to commit to a lease unless the above issues can be resolved to the satisfaction of both parties.

A further complication has arisen in that the ceiling of the Club House has been found to be made of a material that does not comply with current regulations applicable to Public Buildings (see **Confidential Report from the Health Services Manager shown at Confidential Attachment B-1**). Urgent replacement of the ceiling is required at a cost of \$4,600.

This report puts forward a proposal for Council's consideration that addresses the above issues. Should Council be supportive of the proposal it will allow the Armadale Golf Course to continue to operate until such time as the new golf course is constructed.

## **DETAILS OF PROPOSAL**

The detail of the proposal is presented under the following headings:

### **Golf Course Greens**

Due to the constant foot traffic and compaction caused by mowing, standard management practice is to rebuild golf greens approximately every 5-10 years.

Aside from the worst two greens being replaced at PITAC's cost in the last 2-3 years, the majority of the remaining greens have not been replaced for at least 15 years and possibly longer. These greens have compacted to the point that water is unable to penetrate the surface, thus making it virtually impossible to maintain a reasonable grass surface. Council's Parks staff have inspected the greens and concur with PITAC's assessment that the greens are beyond repair. The cost estimate to replace the greens on the basis of PITAC providing the labour and machinery is **\$5,000 per green**. If the greens were to be rebuilt using external contractors, the cost would be in the order of \$8,000 - \$10,000 per green.

PITAC has indicated that it is prepared to outlay the initial capital to rebuild the greens provided that this is recognized in the lease and Council provides some financial assistance. The proposed financial arrangement is presented as a package later in this report.

### **Kiosk repairs**

Council's Property Management Service has carried out an inspection of the kiosk building and identified the need for repairs to the value of **\$11,500** to be undertaken. The various repairs have been prioritized and could be carried out in stages if necessary. This report proposes that priority 1 items (\$6,000) be done in 2004/05, priority 2 items (\$4,000) be done in 2005/06 and priority 3 items (\$1,500) be done in 2006/07.

**Replace pump & bore**

Council's Parks Service has identified the likelihood that at some time during the next 5 years, the bore and pump will require a major upgrade or replacement. The cost estimate should this be required is in the order of **\$40,000**. Subject to financial constraints, this report recommends that an amount of \$8,000 per year be transferred to a reserve account in order to fund the pump and bore replacement if and when this occurs.

The matter of essential ceiling repairs is addressed further below. However, a summary of the above works required (other than the ceiling) and the proposed cost sharing arrangement is as follows:

**Works Required (5 year period)**

Rebuild 9 greens @ \$8,000	\$72,000
Building Maintenance	\$13,000
Replace pump & bore	\$40,000
Reticulation maintenance (purchase of parts)	<u>\$25,000</u>
<b>Total</b>	<b>\$150,000</b>

**Proposed Cost Sharing Arrangement**

City of Armadale		\$108,000
PITAC Pty. Ltd.		
Rebuild 3 greens @ \$8,000	\$24,000	
Rebuild 6 greens (labour & plant) @ \$3,000	<u>\$18,000</u>	<u>\$42,000</u>
<b>Total</b>		<b>\$150,000</b>

**Summary of Council Costs**

Description	04/05	05/06	06/07	07/08	08/09	Total
Greens	10,000	10,000	5,000	5,000		\$30,000
Irrigation						
- Maintenance	5,000	5,000	5,000	5,000	5,000	\$25,000
- Replace pump & bore	8,000	8,000	8,000	8,000	8,000	\$40,000
Building repairs	6,000	4,000	1,500	1,000	500	\$13,000
<b>Totals</b>	<b>\$29,000</b>	<b>\$27,000</b>	<b>\$19,500</b>	<b>\$19,000</b>	<b>\$13,500</b>	<b>\$108,000</b>

**Budgeted Council Expenditure as per 15-Year Plan**

Description	04/05	05/06	06/07	07/08	08/09	Total
03/04 Property Maintenance C/Fwd budget allocation	4,600					\$4,600
Property maintenance	2,300	2,300	2,300	2,300	2,300	\$11,500
Irrigation maintenance	7,500	7,500	7,500	7,500	7,500	\$37,500
Totals	\$14,400	\$9,800	\$9,800	\$9,800	\$9,800	\$53,600
Less estimated costs	(\$29,000)	(\$27,000)	(\$19,500)	(\$19,000)	(\$13,500)	(\$108,000)
<b>Shortfall</b>	<b>(\$14,600)</b>	<b>(\$17,200)</b>	<b>(\$9,700)</b>	<b>(\$9,200)</b>	<b>(\$3,700)</b>	<b>(\$54,400)</b>

**Proposed Funding of Shortfall**

In terms of how the shortfall might be funded, the following proposal is presented for consideration. Given the delays and uncertainty with this matter, Council has only budgeted to receive an annual lease fee of \$6,000 rather than the agreed fee of \$10,000 for each of the next five years. The difference between the agreed lease fee and the budgeted lease fee i.e. \$20,000 over 5 years could legitimately be applied to fund the shortfall without having any affect on Council's budget. This would leave a balance of **\$34,400** to be funded over the 5-year term of the lease.

Description	04/05	05/06	06/07	07/08	08/09	Total
*Difference between agreed lease fee and budgeted lease fee	4,000	4,000	4,000	4,000	4,000	\$20,000
Waive/reduce lease fee	6,000	6,000				\$12,000
Additional budget allocation	4,600	7,200	5,500	5,000		\$22,400
<b>Totals</b>	<b>\$14,600</b>	<b>\$17,200</b>	<b>\$9,500</b>	<b>\$9,000</b>	<b>\$4,000</b>	<b>\$54,400</b>

\*No impact on budget

Under the above scenario, the lease fee for the first two years would be waived and would revert to the budgeted fee of \$6,000 per year for the final three years of the lease. The impact on Council's budget would be greatest in years 04/05 (\$10,600) and 05/06 (\$13,200), reducing to \$5,500 and \$5,000 in years 06/07 and 07/08 respectively, and no impact in 08/09. In view of the timing of this proposal with regard to Council's 2004/05 draft budget, a variation on the proposal may be to defer allocating the nominated amount of \$8,000 for

replacement of the pump and bore, and apportioning this over the remaining 4 years of the lease i.e. \$10,000 per year. This option would reduce the impact on Council's budget in 2004/05 to just \$2,600, but increases it by \$2,000 for each of the remaining years. Council's Parks Service has indicated that it is unlikely that the pump and the bore will require replacement in 2004/05, but the likelihood increases significantly in the mid to later years of the lease.

### **Maintenance Plan**

The draft lease agreement is conditional upon a maintenance plan for the golf course being agreed to by the respective parties. In order to help resolve this matter Council's Parks Department has commissioned an independent Report that will assess the current condition of the course, and provide a recommended maintenance program.

At the end of the day, if the lessee is not willing to commit to a maintenance plan that will ensure the course is maintained to an acceptable standard, then Council should not proceed with this proposal.

### **Term of the Lease**

As alluded to earlier in the report, the term of the draft lease is 5 years but a clause has been included that allows early termination should the proposed new golf course be developed within the lease period. Since that time however, the condition of the greens has deteriorated to the point that the majority require replacement and the lessee is unwilling to outlay the necessary capital to replace the greens unless the lease is for a minimum term of 5 years.

In terms of the timing of the proposed new golf course, planning authority for the land upon which the golf course is proposed now rests with the Armadale Redevelopment Authority (ARA). Recent discussions with the ARA suggest that even if everything went ahead at the earliest possible time, it is likely to be a minimum of three years before the new golf course was built. In all likelihood, a 3-5 year timeframe is more realistic and quite possibly longer. This being the case, the request from the lessee is considered reasonable.

### **Car park**

The gravel car park at the Armadale Golf Course is not part of the lease area and as such, is not the responsibility of the lessee to maintain. Short of fencing the car park and installing access gates, it is virtually impossible to prevent damage being caused to the car park by anti-social behaviour e.g. doughnuts, fishtails etc. It is therefore recommended that maintenance of the car park be included in Council's car park maintenance program with basic maintenance to be carried out on an annual basis at a cost of approximately \$500 per year.

### **Clubhouse Building**

The Armadale and Districts Golf Club Clubhouse building has historically not been included in the golf course lease, and has been managed under a separate agreement by the club. However, the clubhouse was included as part of the previous lease and technically was therefore part of the lessee's responsibility. Both the lessee and the club have requested that the clubhouse be excluded from the golf course lease, and be managed under a separate agreement by the club. Rather than go through the costly and time consuming exercise of setting up a new lease for the club, it is recommended that an appropriate management agreement be established.

### **Clubhouse Ceiling**

A recent inspection of the clubhouse building by Council's Health Dept has identified that the ceiling does not comply with Health Regulations and should be replaced. (See attached Confidential Report).

The matter has been discussed with the Executive Director Technical Services and it is agreed that as Council is the owner of this Public Building the work should be undertaken forthwith, with costs to be charged to Account No. 1463820, General Repairs under Schedule M102.

### **Irrigation System**

The existing irrigation system is close to the end of its lifespan and has been patched and repaired for the past several years in order to keep it operational. Council's Parks Dept has recommended full replacement of the irrigation system as the most appropriate action but the cost estimate of **\$400,000** cannot be justified given the limited future of the course.

The lessee agrees that it would be hard to justify such a significant investment given the likely lifespan of the course.

The lessee contends that the main irrigation line is the main problem and that replacement of a 300m section is required. This could be achieved by Council, providing the materials at a cost of \$3,000.

Council's professional advice is that this will not guarantee an end to maintenance problems. However, it could be undertaken on the basis that a total failure of the system with 5 years could require closure of the Course.

## ***COMMENT***

### **Analysis**

The main issue for Council to confirm that it wishes to retain the Armadale Golf Course for local residents until such time as the proposed new golf course is constructed. In terms of the timeframe for the new golf course, the best-case scenario is 3 years but in all likelihood that will be at least 3-5 years.

If Council does wish to retain this facility for local residents, the proposal outlined in this report allows this to occur for a nominal investment by Council. The proposal is based on a partnership approach between Council and the lessee, that will see the greens replaced and a maintenance plan that will ensure the course is maintained at an acceptable standard for the term of the lease. The request by the lessee for a fixed term of 5 years is considered reasonable and presents little risk to Council, provided both parties acknowledge that failure of the reticulation system could lead to early termination.

If Council is unable or unwilling to commit any financial support to this facility, there is every possibility that the lessee will not continue and Council would either need to close the course or perhaps try and come to some arrangement with an alternative party.

The alternative to fully replacing the irrigation system at high cost for what may be a relatively short period (potentially less than 5 years) cannot be supported. It is therefore recommended that Council proceed with the proposal as outlined in the report and not replace the irrigation system at this point. Should the irrigation system completely fail at some time during the lease, it is likely that the timeframe for the new golf course will be somewhat clearer, and Council could decide at that time whether it wishes to replace the irrigation system or close the course. It is suggested this possibility should also be agreed (in advance) between the parties.

#### Options

1. Decline the request for Council support. This option is not recommended and may result in immediate closure of the course.
2. Defer allocating the nominated amount of \$8,000 for replacement of the pump and bore, and apportion this over the remaining 4 years of the lease i.e. \$10,000 per year.
3. Include the replacement of the irrigation system as part of the proposal and renegotiate an alternative financial arrangement with the lessee.

#### Conclusion

In order for residents to retain access to a local golf course facility and in view of the proposed new golf course not likely to be built for at least the next 3-5 years, it is recommended that Council support the proposal outlined in this report, subject to a signed lease agreement and an appropriate maintenance plan and green replacement program being agreed to by the City and the lessee.

#### **RECOMMEND**

- 1. That Council approve the following changes to the draft lease agreement between the City and PITAC Pty. Ltd. for the management of the Armadale Golf Course:**
  - a) The lease being for a fixed term of five years and the clause that allows the City to terminate early should the proposed new golf course be constructed, being deleted.**

- b) The lease being conditional upon an appropriate maintenance plan for the leased area and a green replacement program being agreed to by the City and PITAC, that ensures the golf course and facilities are maintained to an acceptable standard.
  - c) The lease containing a condition that allows either party to terminate in the event of catastrophic breakdown of the reticulation system.
  - d) The lease fee being amended to reflect both Council's and PITAC's financial contribution to rebuilding the greens as per the financial arrangement outlined in part 2 below of this recommendation.
2. That Council acknowledge the need to replace the greens and undertake repairs to the kiosk building at Armadale Golf Course, and endorse the following financial arrangement to fund the shortfall on these works:

Description	04/05	05/06	06/07	07/08	08/09	Total
*Difference between agreed lease fee and budgeted lease fee	4,000	4,000	4,000	4,000	4,000	\$20,000
Waive/reduce lease fee	6,000	6,000				\$12,000
Additional budget allocation	4,600	7,200	5,500	5,000		\$22,700
<b>Totals</b>	<b>\$14,600</b>	<b>\$17,200</b>	<b>\$9,500</b>	<b>\$9,000</b>	<b>\$4,000</b>	<b>\$54,400</b>

\* No impact on Council's budget

- 3. That the unspent balance (\$4,664) of the Armadale Golf Club building maintenance budget allocation (Job 7023) be carried forward to the 2004/05 financial year and used to part fund priority 1 maintenance of the kiosk building.
- 4. That the Armadale Golf Course car park be placed on Council's car park maintenance program with basic maintenance to be carried out on an annual basis at an approximate cost of \$500 per annum.
- 5. That the polystyrene ceiling in the Armadale Golf Club clubrooms be replaced at a cost of \$4600 with costs to be charged to Account No. 1463820 – General repairs.

- 6. That a suitable Management Agreement be established between the City and the Armadale and Districts Golf Club for the management of the clubhouse building and this be presented for Council's consideration and endorsement to a future Community Services Committee meeting.**

Moved Cr \_\_\_\_\_  
Motion Carried/Lost (...)

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***ARMADALE REDEVELOPMENT AUTHORITY***

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WARD : All  
FILE REF : PSC/30  
DATE : 8 July 2004  
REF : RST  
RESPONSIBLE : Chief Executive  
MANAGER : Officer

**In Brief:-**

- Report provided on matters currently in train with the Armadale Redevelopment Authority.
- It is recommended that progress on matters in train with the ARA be noted.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Strategic Plan objective to create an integrated Regional Centre with a full range of services.

**Legislation Implications**

Town Planning Scheme No.2 and No.3  
Armadale Redevelopment Act 2001

**Council Policy / Local Law Implications**

N/A

**Budget / Financial Implications**

Potential to broaden rate base and resultant income as a consequence of accelerated investment and development.

**Consultation**

- ♦ Armadale Redevelopment Authority

**BACKGROUND**

The City has been receiving Quarterly briefing sessions from the Chair and Board of the ARA, monthly letter updates from the ARA and regular progress reports from the CEO.

The following report provides a public update on matters under consideration between the City and the ARA Board.

The report will be based on advice received from the ARA (already conveyed to Councillors confidentially but now tabled for the public record), with comments on the City's progress on such matters or, where required, a recommendation.

Many issues are reported separately (e.g. Rail Station project, Council's Cinema project, Champion Lakes).

### **Heritage Assessment**

Consultant Rosemary Rosario has been appointed to undertake a heritage assessment on behalf of the ARA on the South Armadale Brickworks dust room. This assessment is likely to be available inside two months and will guide the future approach to reserving some or all of the heritage value of the dustroom.

### **Armadale Railway Station Forecourt**

Work has recommenced on the station forecourt in May after a delay of some 4 weeks. The new contract was awarded to Broad Constructions after the collapse of the original tenderer. The Station is expected to be completed by late September.

### **Connected Communities**

Discussions were held with the City's Director of Community Services to discuss the joint sponsorship of a facilitated workshop to advance thinking in this area. This broader understanding of opportunities and constraints to enhancing the digital community in Armadale is essential before more effort is made in this area. An Agenda has now been prepared for a Workshop to be facilitated by Consultant Liz Pattison in the near future.

### **ARA Redevelopment Scheme**

Some 50 public submissions were received on the ARA Redevelopment Scheme. Responses to these submissions were considered and endorsed by the ARA Board and the Minister prior to gazettal on 25 May 2004. Design guidelines are currently being drafted by Donaldson Warne Architects and the signage policy was forwarded to the City for comment.

### **Armadale Education Access Centre**

The Federal Minister for Education has confirmed the allocation of fully funded tertiary places through Curtin University for Armadale. In 2005 there will be 20 places escalating over three years to 55 places. As these are full time places they may translate into around 120 or more part time places. The offering of tertiary education places in Armadale is the catalyst to take forward the whole concept of the Education Access Centre. To action this, the Department of Education and Training is currently coordinating a briefing session and workshop for the Cannington region directors, local high school principals, both government and private, TAFE and Curtin University. The Minister for Planning and Infrastructure is also keen to participate in this workshop. Following the workshop the Department for Housing and Works property analysts will liaise with each of the education providers to ascertain their space and infrastructure requirements.

### **Government Sector Building in Armadale**

The Department of Housing and Works is currently liaising with potential government lessees to firm up their space requirements and commitments to relocate in a purpose built government sector building adjacent to the rail station forecourt. It is anticipated that a proposal for resubmission to the State Cabinet will be available inside 2 months.

### **Former PCYC Site Champion Drive**

A proposal has been received from Jasmine Geddes of the City Farm to investigate similar City Farm opportunities at the former PCYC site. The first phase of this work has now been commissioned.

### **Armadale Shopping Centres**

Both ING and Westzone (Armadale City and Armadale Plaza) are still advancing work for their respective development application submissions. At this time applications are expected from both groups in around two months time. In the meantime the ARA is working to facilitate both groups.

### **ARA Planning Policies**

The ARA Board noted that the Policies have been amended to reflect City of Armadale comments and will now go out for public comment (4 weeks).

### **Design Guidelines – Signage**

The ARA signage guidelines have been approved for referral to the City and release for public comment.

### **Urban Design Guidelines**

Donaldson Warne Architects are contracted to draft the city centre Urban Design Guidelines. A draft is expected by July.

### **Scheme Amendments**

The Board approved initiation of scheme amendments:

- (a) incorporate land covered by boundary adjustments in Champion Drive, Champion Lakes and the City Centre into the scheme; and
- (b) include in schedule 3 of the scheme, developer contribution works in Forrestdale Business Park.

### **Forrestdale Business Park Boundary**

Approval was given to initiate boundary changes in the Forrestdale Business Park to include adjacent road reserves. This will be referred to the City of Armadale for comment.

### **Forrestdale Business Park Water Pipeline**

Approval has been given to let the contract to lower part of the water pipeline along Armadale Road to allow access to the Forrestdale Business Park spine road.

### **Local Area Implementation Plan for Sustainability (LAIPS)**

LAIPS for Forrestdale Business Park, Champion Lakes and Champion Drive are nearing final draft form for presentation to the ARA Board in August.

### **Champion Lakes Water Quality**

The ARA Board has approved the contract for CSIRO to undertake the Champion Lakes Drainage, Irrigation, Nutrient and Water Quality Management Plan.

### **Commerce Avenue**

Discussions continue between ARA and City staff on cost sharing and programming of the up-grade of Commerce Avenue in conjunction with the railway station project.

Stage 1 will focus on the section fronting the new station forecourt and the pedestrian crossing to the Jull Street Mall.

### **Champion Lakes Project**

The City continues to seek Federal support for this project (see separate item) and has made submission to the Department of Sport and Recreation's Register of Interest for the Whitewater Park. No response to the submission has been received at this stage.

### **Gateways Project**

The ARA's Gateways Steering Committee has appointed consultant Andrew Stumpfel to advise on development of an "Identity Concept" to apply to Gateways development both in the CBD and at entry points to the City.

## **RECOMMEND**

**That progress on other matters in train with the Armadale Redevelopment Authority be noted.**

Moved Cr \_\_\_\_\_  
Motion Carried (.....)

***CHAMPION LAKES PROJECT – APPROACH TO FEDERAL GOVERNMENT***

WARD : WESTFIELD

FILE REF : A86977 &  
PSC/18

DATE : 8 July 2004

REF : RST

RESPONSIBLE : CEO  
MANAGER

In Brief:-

- The City has long campaigned for development of Champion Lakes, now underway with the Tonkin Highway project.
- Conversion of this facility to an international standard rowing course will require further State, Federal and private investment.
- The CEO recently attended the LGMA Conference in Melbourne and secured an appointment in Canberra with the Hon Jackie Kelly, Federal Member for Lindsay.
- This item reports on that visit and the additional costs incurred.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil

**Strategic Implications**

**Long Term Strategic Planning Initiative 1.7**

In partnership with State Government, the Region and private enterprise, develop a management and funding strategy for a major recreational facility at Wright Lake.

**Legislation Implications**

Nil

**Council Policy / Local Law Implications**

Nil.

**Budget / Financial Implications**

Funds for this additional travel and accommodation (approx. \$600) was provided from the 2003-04 Budget (Account 5222420 – Economic Development).

**Consultation**

Mayor

**BACKGROUND**

The City has long campaigned for development of the Champion Lakes Regional Recreational Development, now underway in conjunction with the Tonkin Highway project. As reported to this Committee in May 2004 (CS22/5/04 - Government Partnerships – Federal and State) the current project will provide a fully-lined lake, water supply and immediate surrounds, suitable for rowing, canoeing and other recreational pursuits.

Conversion of this facility to a fully accredited international standard rowing course with an adjacent white-water rafting centre and an aboriginal interpretive centre, will require further State, Federal and private investment.

In May 2003 the Mayor, CEO and Chairman of the ARA visited Canberra and, with the assistance of the Member for Canning, Mr. Don Randall, visited Federal Ministers regarding major projects underway in the Armadale region.

The Champion Lakes project was brought to the attention of various Ministers, including the Minister for Arts and Sport and the Minister for Indigenous Affairs.

The project was also brought to the attention of the Prime Minister during his February visit to Armadale.

In January this year, the Mayor and Chairman of the ARA, jointly wrote to the Parliamentary Secretary to the Prime Minister, the Hon. Jackie Kelly MP. Ms. Kelly is the Member for the Lindsay Electorate, which incorporates the Penrith Olympic Rowing Course and White-water facility. As a former international rower, Ms. Kelly's support and advice in discussions on Champion Lakes was seen to be of considerable potential benefit.

#### **COMMENT**

While the Champion Lakes Project implementation now falls under the auspices of the Armadale Redevelopment Authority, Council's continued involvement will be critical, particularly in pursuing political support for the project, which can convert to involvement and contribution via various Government agencies.

The CEO's visit to Melbourne at the end of May was extended by a day to allow a visit to Canberra and presentation of plans and details of the Champion Lakes proposal to the Hon Jackie Kelly.

Ms Kelly expressed keen interest in the project and viewed photos of the construction of the rowing lake. As an ex-rower she had a good understanding of the facilities required to provide Western Australian athletes with a truly international facility. Having been closely involved in development of the Penrith facility, she provided good advice and emphasized the importance of the whitewater facility in adding a commercially viable concept to the project.

The Chief Executive Officer outlined the extent of the Champion Lakes proposal which also includes a residential precinct, short-stay accommodation and an aboriginal interpretive centre.

Ms Kelly indicated her willingness to support the City and the Member for Canning, Don Randall, in seeking Federal approval and contribution towards the \$73M project.

The additional cost of the CEO's diversion to Canberra totalled approximately \$600.

**RECOMMEND**

**That Council note the outcomes of the CEO's meeting in Canberra with the Hon Jackie Kelly, Parliamentary Secretary to the Prime Minister, and endorse the additional expenditure of approx., \$600 with costs (2003/04) charged to Account No. 5222420 – Economic Development.**

Moved Cr \_\_\_\_\_  
Motion Carried (...)

***COUNCILLORS' ITEMS***

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***CHIEF EXECUTIVE OFFICER'S REPORT***

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**MEETING DECLARED CLOSED AT \_\_\_\_\_**

**CITY STRATEGY COMMITTEE**

**SUMMARY OF "A" ATTACHMENTS**

**13 JULY 2004**

<b>Attachment No.</b>	<b>Subject</b>	<b>Page</b>
<b>A-1</b>	Public Notices re "Ward and Representation Changes"	26
<b>A-2</b>		

COMMENT NEWS, Tuesday, June 29, 2004

## WARD AND REPRESENTATION CHANGES

The City of Armadale is conducting a review of its ward boundaries and Councillor representation. Following a recent public consultation process, Council has resolved to retain a seven (7) ward system with two (2) councillors representing each ward. In order to satisfy statutory requirements, ward boundary changes have been necessary and, additionally, it has been resolved to change all ward names. Council has determined not to declare all offices of councillors vacant as a result of the changes being of a relatively minor nature. Consequently, in accordance with the Local Government Advisory Board's policy, it is intended to recommend to the Board the allocation of continuing councillors (those who will still have two (2) years in office at the time of the next elections) to the new wards as follows:

Continuing Councillors	Former Ward	Allocated New Ward
Cr Tizard	Armadale	Neerigen
Cr Cominelli	Forrest	Lake
Cr Zelones	Kelmscott	River
Cr Hart	Roleystone	Jarrah
Cr Wallace	Seville	Palomino
Cr Munn	West Armadale	Minnawarra
Cr Reynolds	Westfield	Heron

A map depicting the current and proposed ward boundaries as well as the proposed new ward names is available for inspection at the following locations:

- Council Administration Offices, Orchard Avenue, Armadale
- Armadale Library - Orchard Avenue, Armadale
- Kelmscott Library - Albany Highway, Kelmscott
- Westfield Library - Champion Drive, Westfield

Public submissions are invited (addressed to the Chief Executive Officer) in respect to Council's determination to allocate continuing councillors to new wards. Submissions are to be forwarded to the City of Armadale at:

7 Orchard Avenue  
Armadale WA 6112  
Locked Bag No. 2  
Armadale WA 6992

Fax: (08) 9399 0184

Email to: [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

All submissions should be received by 4:45 pm on 8 July 2004.

For further information, please contact Alec Dargie by on (08) 9399 0149.

RS TAME  
CHIEF EXECUTIVE OFFICER



CITY OF ARMADALE

THE EXAMINER, JUNE 24TH, 2004 - Page 27

## PUBLIC NOTICE

## WARD AND REPRESENTATION CHANGES

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